

**BY-LAW NO. HAM-2026-27**  
**A BY-LAW TO AMEND THE HAMPTON ZONING BY-LAW NO. HAM-2023-16**

The Council of Hampton, under authority vested in it by the Community Planning Act, enacts as follows:

1. An amendment to Section 2.5, By-law Applicability and Enforcement which reads as:

*No person shall, within any zone, use any land or place, erect, alter or use any building or structure except in accordance with the provisions of this By-law.*

Is hereby updated to read:

- a) No person shall, within any zone, use any land or place, erect, alter or use any building or structure except in accordance with the provisions of this By-law.
  - b) Pursuant to Subsection 133(1) of the *Community Planning Act*, the Development Officer or a person authorized by Council has the right to enter at all reasonable times upon any property within the municipality for the purpose of making any inspection that is necessary for the administration of this By-Law.
  - c) Pursuant to Subsection 134(1) of the *Community Planning Act*, if a development is undertaken in contravention of the *Community Planning Act* or this By-Law or terms and conditions imposed on the development, Council, or if authorized by Council the Development Officer, Building Inspector, or other person, may order cessation of the development, alteration of such development so as to remove the contravention, or the doing of anything required to restore the land, building, or structure to its conditions immediately prior to the undertaking of such development.
  - d) Further By-Law Enforcement is pursuant to the provisions of the *Community Planning Act* and other applicable provincial legislation.
2. An amendment to Section 2.10.2, Development Officer Variances, which reads:

*Pursuant to Section 55(2) of the Community Planning Act and subject to the terms and conditions they consider fit, the Development Officer may permit a reasonable variance from the requirements referred to in subsections 53(2)(a)(i), (iii), (iv), (v), (vii), (ix), and (xiii) of the Community Planning Act and referenced in the list below, if the Development Officer is of the opinion that the variance is desirable for the development of a parcel of land or a building or structure and is in keeping with the general intent of this By-law and the Hampton Municipal Plan.*

- a) *53(2)(a)(i) the minimum size and dimensions of lots and other parcels into which land may be subdivided, and the minimum and dimensions of land required for a particular class of use or size of building or structure;*

- b) 53(2)(a)(iii) the height, number of storeys, ground area, floor area and bulk of buildings and structures;*
- c) 53(2)(a)(iv) the percentage of land that may be built on, and the depth, size or area of yards, courts, parking areas and open spaces;*
- d) 53(2)(a)(v) the placement, location and arrangement of buildings and structures, including their setting back from the boundaries of streets and other public areas, and from rivers, streams or other bodies of water;*
- e) 53(2)(a)(vii) the placement, height, and maintenance of fences, walls, hedges, shrubs, trees, and other objects;*
- f) 53(2)(a)(ix) the facilities to be provided and maintained for off-street parking and loading of vehicles; and*
- g) 53(2)(a)(xiii) the location, dimensions, standards of construction and purposes of advertising signs and billboards.*

Is hereby updated to read:

Pursuant to Section 55(2) of the Community Planning Act and subject to the terms and conditions they consider fit, the Development Officer may permit a reasonable variance from the requirements referred to in subsections 53(2)(a)(i), (iii), (iv), (v), (vi), (vii), (viii), (ix), (xiii), and 53(2)(f) and referenced in the list below, if the Development Officer is of the opinion that the variance is desirable for the development of a parcel of land or a building or structure and is in keeping with the general intent of this By-Law and the Hampton Municipal Plan.

- a) 53(2)(a)(i) the size and dimensions of lots and other parcels into which land may be subdivided, and the size and dimensions of land required for a particular class of use or size of building or structure;
- b) 53(2)(a)(iii) the height, number of storeys, ground area, floor area and bulk of buildings and structures;
- c) 53(2)(a)(iv) the percentage of land that may be built on, and the depth, size or area of yards, courts, parking areas and open spaces;
- d) 53(2)(a)(v) the placement, location and arrangement of buildings and structures, including their setting back from the boundaries of streets and other public areas, and from rivers, streams or other bodies of water;
- e) 53(2)(a)(vi) the design, character and appearance of buildings and structures;

- f) 53(2)(a)(vii) the placement, height, and maintenance of fences, walls, hedges, shrubs, trees, and other objects;
- g) 53(2)(a)(viii) the types, dimensions and locations of means of access of lots to streets;
- h) 53(2)(a)(ix) the facilities to be provided and maintained for off-street parking and loading of vehicles; and
- i) 53(2)(a)(xiii) the location, dimensions, standards of construction and purposes of advertising signs and billboards; and 53(2) (f) prescribe standards with respect to the appearance of land in a zone and require landscaping and improvements in accordance with standards prescribed in the by-law,

3. An amendment to Section 2.11.4.1 (c), Development Permit Required, which reads:

*c) the clearing and grubbing or excavation of sand, gravel, clay, shale, limestone or other deposits for purposes of the sale or other commercial use of the material excavated is proposed.*

Is hereby updated to read:

*c) the excavation of sand, gravel, clay, shale, limestone or other deposits for purposes of the sale or other commercial use of the material excavated is proposed.*

4. An amendment to Section 2.11.4.1, Development Permit Required to add after section (c):

*d) the making of land by cutting or filling to a depth in excess of one metre, except in the case of laying pipelines defined in the *Pipeline Act, 2005*.*

5. An amendment to Section 2.11.4.2, Development Permit Not Required, which reads:

*Notwithstanding Section 2.11.4.1, the following developments do not require a development permit, but may require a building permit under the Hampton's Building By-Law:*

*(a) Alterations to the interior of a building that do not change the use;*

*(b) Alterations to the exterior of a building that does not increase the exterior dimensions or size; or*

*(c) Changes to the copy of a sign where the sign copy area does not increase.*

Is hereby updated to read:

Notwithstanding Section 2.11.4.1, the following developments, while still required to satisfy other provisions of this By-Law, do not require a development permit but may require a building permit under the Hampton's Building By-Law:

- (a) Alterations to the interior of a building that do not change the use;
  - (b) Alterations to the exterior of a building that does not increase the exterior dimensions or size;
  - (c) Changes to the copy of a sign where the sign copy area does not increase;
  - (d) An accessory building or structure that is exempted under the Building By-Law with a floor area that is less than 10 square meters;
  - (e) A temporary use such as a special occasion structure, garden centers, temporary construction, or other uses as determined by the Development Officer; and
  - (f) Signs permitted in all zones under Section 14.2.
6. An amendment to Section 2.11.4, Development Permit Approvals, adding Section 2.11.4.3, Minimum Requirements for a Development Permit Application which reads:

#### 2.11.4.3 Minimum Requirements for a Development Permit Application

The Development Officer shall accept for consideration an application for a development permit when:

- a) A completed application, in a form prescribed by the Development Officer, has been received;
- b) The appropriate fees have been paid;
- c) A site plan has been received showing the following information when requested:
  - a) The shape and dimensions of the lot where the development is located;
  - b) The location of all existing and proposed buildings on the property and their distance from each other and property lines;
  - c) The height, number of storeys, location, and use of existing and proposed buildings and structures;
  - d) The location and dimension of all existing and proposed driveways or other access locations, parking spaces, loading spaces, easements, right of ways, and utilities;
  - e) Site servicing information including water, sanitary and storm services, where applicable;

- f) The location and dimensions of all existing and proposed driveway culverts;
- g) The direction of stormwater flow and location and grade of surface drainage features and when the lot on which the proposed work is to take place has an approved grading plan, a proposed rough grading plan must be included with the site plan;
- h) Any landscaped area required by this By-Law;
- i) The location of any natural features, watercourse(s), flood plain and wetland area and the location of any existing or proposed building or structure in relation to the natural features, watercourse(s), flood plain or wetland;
- j) The location and dimensions of any existing and proposed signage; and
- k) Any other information the Development Officer deems necessary to determine whether or not the proposed development conforms to the requirements of this By-Law or other requirements.

7. An amendment to Section 2.11.4, Development Permit Approvals, adding Section 2.11.4.4, General Provisions for Development Permits which reads:

- a) The Development Officer shall attach any terms and conditions applied by the Planning Advisory Committee or Town Council related to the development to the development permit;
- b) A development permit issued under this By-Law shall remain valid for a period of one year from the date of issue or until the development has been completed;
- c) A development permit shall expire if:
  - a) The development has not commenced within one year from the date of issuance; or
  - b) The construction of the development has been discontinued for a period of 6 consecutive months from the date of issuance.
- d) A development permit may be revoked if:
  - a) The development undertaken does not conform or exceeds the scope of work authorized by the development permit; or
  - b) The development permit was issued based on mistaken or false information.

8. An amendment to Section 3, Definitions, to update the reference to the *Community Planning Act, 2017*, in the definition for “Advisory Committee,” which reads:

**“Advisory Committee”** means the Planning Advisory Committee established under Section 3 of the Community Planning Act.

Is hereby updated to read:

**“Advisory Committee”** means the Planning Advisory Committee established under Section 2 of the Community Planning Act.

9. An amendment to Section 3, Definitions, to remove reference to the *Liquor Control Act, 1973*, from the definition for “banquet hall”, which reads:

**“banquet hall”** means a room or building used for hosting a party, banquet, function, reception, or other social event such as a dinner theatre, and may include an area for food preparation. The use may be licensed with a Dining Room or Special Facility Licence under the Liquor Control Act.

Is hereby updated to read:

**“banquet hall”** means a room or building used for hosting a party, banquet, function, reception, or other social event such as a dinner theatre, and may include an area for food preparation. The use may be licensed for the sale of alcohol.

10. An amendment to Section 3, Definitions, to remove reference to the *Liquor Control Act, 1973*, from the definition from “bar, lounge, or nightclub bar,” which reads:

**“bar, lounge, or nightclub bar”** means an establishment licensed under the 1973, c L-10 Liquor Control Act where liquor is served to the public, which may include live entertainment as a secondary use.

Is hereby updated to read:

**“bar, lounge, or nightclub bar”** means a licensed establishment where liquor is served to the public, which may include live entertainment as a secondary use.

11. An amendment to Section 3, Definitions, to remove reference to the *Motor Vehicle Act, 1973*, from the definition for “barrier free parking space” which reads:

**“barrier free parking space”** means a parking space designed for the exclusive use of a person with a disability who displays on or in a vehicle a disabled persons identification plate, permit or placard issued under the authority of the Motor Vehicle Act.

Is hereby updated to read:

**“barrier free parking space”** means a parking space designed for the exclusive use of a person with a disability who displays on or in a vehicle a disabled persons identification plate, permit or placard.

12. An amendment to Section 3, Definitions, to remove references to provincial Cannabis regulations from the definition for “cannabis” which reads:

*“cannabis” means cannabis as defined by the Government of Canada, pursuant to the federal Cannabis Act, and the provincial Cannabis Control Act.*

Is hereby updated to read:

**“cannabis”** means cannabis as defined by the Government of Canada pursuant to the *Cannabis Act*.

13. An amendment to Section 3, Definitions, to remove references to *Pipeline Act, 2005*, from the definition for “development” (a) and (d), as follows:

a) The erecting, placing, relocating, removing, demolishing, altering, repairing or replacing of a building or structure other than utility poles and wires, traffic control devices and pipelines, except for buildings and structures remote from a pipeline used for management and administration or housing or storing of moveable equipment or statutory notices;

d) The making of land by cutting or filling to a depth in excess of one metre except in the case of laying pipelines.

14. An amendment to Section 3, Definitions, to add the following definitions which read:

**“full cut-off fixture (FCO)”** means a lighting fixture where no light is emitted at or above a horizontal plane from the bottom of the fixture and limited light is emitted in the 80-90 degree zone.

**“glare”** means light that emits from a lighting fixture with intensity great enough to reduce a viewer’s ability to see, and in extreme cases causing momentary blindness.

**“light pollution”** means the shining of light upwards toward the sky or lighting that interferes with the ability to see the night sky caused by light trespass or glare.

**“light trespass”** means light from a lighting fixture that shines beyond the boundaries of the property on which the light source is located.

15. An amendment to Section 3, Definitions, to remove reference to the *Liquor Control Act, 1973*, from the definition for “liquor license establishment,” which reads:

*“liquor license establishment” means an establishment licensed under the 1973, c L-10 Liquor Control Act where liquor may be sold and/or consumed.*

Is hereby updated to read:

**“liquor license establishment”** means a licensed establishment where liquor may be sold and/or consumed.

16. An amendment to Section 3, Definitions, to remove references to *Highway Act, 1995*, from the definition for “road, arterial”, which reads:

*“road, arterial” means a road intended to move a relatively large volume of traffic at medium to high speeds. These roads are classified by the Minister of Transportation & Infrastructure under the Highway Act and include all roads assigned a route number from 1 to 99. They also may include town owned roads that function in a similar capacity.*

Is hereby updated to read:

**“road, arterial”** means a road intended to move a relatively large volume of traffic at medium to high speeds. These roads are classified by the Minister of Transportation & Infrastructure and include all roads assigned a route number from 1 to 99. They also may include town owned roads that function in a similar capacity.

17. An amendment to Section 3, Definitions, to remove references to *Highway Act, 1995*, from the definition for “road, collector”, which reads:

*“road, collector” means a road intended to collect traffic from local streets and land access roads. These roads are classified by the Minister of Transportation & Infrastructure under the Highway Act and include all named roads assigned a route number from 100-199. They also may include town owned roads that function in a similar capacity.*

Is hereby updated to read:

**“road, collector”** means a road intended to collect traffic from local streets and land access roads. These roads are classified by the Minister of Transportation & Infrastructure and include all named roads assigned a route number from 100-199. They may also include roads owned by the municipality that function in a similar capacity.

18. An amendment to Section 3, Definitions, to remove references to *Highway Act, 1995*, from the definition for “road, local”, which reads:

*“road, local” means a road intended to provide property access. All local roads are classified by the Minister of Transportation & Infrastructure under the Highway Act and include all named roads assigned a route number greater than 199. They also may include town owned roads that function in a similar capacity.*

Is hereby updated to read:

**“road, local”** means a road intended to provide property access. All local roads are classified by the Minister of Transportation & Infrastructure and include all named roads assigned a route number greater than 199. They may also include roads owned by the municipality that function in a similar capacity.

19. An amendment to Section 3, Definitions, to change the definition of Secondary Use which reads:

*“secondary use” means a use, other than a main or accessory use; and that is conducted, unless otherwise provided (expressly or by definition), entirely within a building or structure containing the main use on the lot.*

Is hereby updated to read:

**“secondary use”** means the use of land, building or structure or a portion thereof that is clearly subordinate to the main permitted use on the same lot, and serves to complement or support that main use.

20. An amendment to Section 3, Definitions, to change the definition of “topsoil” which reads:

**“topsoil”** means topsoil as defined under the 2011, c.230 Topsoil Preservation Act.

Is hereby updated to read:

**“topsoil”** means the fertile, friable, upper layer of soil, typically rich in organic matter, suitable for sustaining plant growth, and generally identifiable by its darker colour compared to underlying subsoil.

21. An amendment to Section 3, Definitions, to remove references to *Clean Water Act, 1989*, or comparable legislation from the definition for “watercourse” which reads:

*“watercourse” means a waterbody recognized under the Clean Water Act and may include the full width and length, including the bed, banks, sides and shoreline, or any part, of a river, creek, stream, spring, brook, lake, pond, reservoir, canal, ditch or other natural or artificial channel open to the atmosphere, the primary function of which is the conveyance or containment of water whether the flow be continuous or not.*

Is hereby updated to read:

**“watercourse”** means a waterbody and may include the full width and length, including the bed, banks, sides and shoreline, or any part, of a river, creek, stream, spring, brook, lake, pond, reservoir, canal, ditch or other natural or artificial channel open to the atmosphere, the primary function of which is the conveyance or containment of water whether the flow be continuous or not.

**22.** An amendment to Section 4.2.1 (c), General Access Provisions to add after section (b):

c) In the case of a semi-detached dwelling, or

The section is subsequently renumbered.

**23.** An amendment to Section 4.2.1, General Access Provisions to add after section (c):

d) Notwithstanding (a) and (b), a townhouse dwelling may have more than two driveways

The section is subsequently renumbered.

**24.** An amendment to Section 4.2.1, General Access Provisions to delete of section (k) which is a duplication of section (j) which reads:

*(j) A driveway shall be located at least 3 metres from the side or flankage property line.*

The section is subsequently renumbered.

**25.** An amendment to Section 4.3.1 (d), Accessory Building Standards which reads:

*d) Except as otherwise provided by this By-Law, an accessory building or structure shall not be placed, erected or altered so that it:*

- a. Fails to comply with minimum setbacks provided in each zone;*
- b. Is wholly or partially within the front yard of a lot;*
- c. Is so located as to block the only vehicle access to the rear of the lot. Should this be unavoidable, a minimum of 3 metres shall be retained along a side yard to allow for vehicle access;*
- d. Notwithstanding subsection (a), an accessory building may be placed in the front yard of a lot in the Rural and Industrial zones;*
- e. Notwithstanding subsection (a), an accessory building may be placed in the front yard of a Residential zone subject to conditions imposed by the Planning Advisory Committee.*

Is hereby updated to read:

d) Except as otherwise provided by this By-Law, an accessory building or structure shall comply with the following:

- a. Shall be setback a minimum of 2.5 metres from a rear property line, except in the Town Centre zone where the rear lot setback of the zone prevails;
- b. Shall be setback from a side property line in accordance with the minimum setbacks prescribed by each zone;
- c. Shall not be wholly or partially within the front yard of a lot;
- d. Shall not be so located as to block the only vehicle access to the rear of the lot. Should this be unavoidable, a minimum of 3 metres shall be retained along a side yard to allow for vehicle access;
- e. Notwithstanding subsection (c), an accessory building may be placed in the front yard of a lot in the Rural Residential, Rural, and Industrial zones;
- f. Notwithstanding subsection (c), an accessory building may be placed in the front yard of a Residential zone subject to approval by the Development Officer.

**26.** An amendment to Section 4.10, Existing Conditions to add after Section 4.10.3, Existing Undersized Lots:

#### 4.10.4 Existing Front Yards

a) At a proposed infill site where a front yard line has been established within 45 metres of the proposed infill development;

- a. The front yard line will meet the front yard line of the nearest established property, or
- b. Will establish a front yard line that is the average of the two established front yard lines belonging to the two adjacent developments.
- c. When the nearest front yard line is inconsistent with the remaining development fronting onto the same street.

b) The established front yard line will apply to new construction and expansions and extensions to existing developments.

**27.** An amendment to Section 4.10, Existing Conditions to add after Section 4.10.4, Conformity with Existing Front Yards:

#### 4.10.5 Existing Lighting

- a) Notwithstanding anything else in this By-Law, all lights lawfully in place prior to the date of the passing of this amendment shall be permitted. However, any lighting source that replaces, modifies, or moves an existing light shall be required to meet the provisions of this By-Law; and
- b) Existing interior or exterior lighting shall not be of such intensity, or located or directed in such a way, as to produce glare onto neighbouring properties or public streets.

**28.** An amendment to Section 4.15.1 (g), Home Occupation General Requirements which reads:

*(g) Notwithstanding (e), a sign is permitted in accordance with the Sign By-law.*

Is hereby updated to read:

(g) Notwithstanding (e), a sign is permitted in accordance with Section 14.

**29.** An amendment to the title of Section 4.18, Landscaping, Lighting and Amenity Space

Is hereby updated to read:

4.18 Stormwater Management, Landscaping and Lighting

**30.** An amendment to Section 4.18 Landscaping, Lighting, and Amenity Space (proposed to be amended to be titled Stormwater Management, Landscaping, and Lighting), to add, as subsection 4.18.1:

##### 4.18.1 Stormwater Management

- a. All new development proposed, excluding residential infill development of less than three lots, must be supported by the following plans, in accordance with Hampton's Stormwater Management Guidelines and prepared by a licensed professional, prior to the issuance of a Development Permit:
  - a) An Interim Drainage Plan for:
    - i. Lot grading;
    - ii. Sediment & erosion control;
    - iii. Notwithstanding item i and ii, and excluding new development in the Town Centre zone, a plan for the Stormwater Management System, shall be submitted prior to Hampton issuing a Building Permit.

30.1 An amendment to Section 4.18.1 Landscaping which reads:

- a) *All new development proposed on an undeveloped lot or infill residential development on three lots or more must be supported by the following:*
  - a. *An interim drainage plan, stamped by a licensed engineer shall be submitted with each application for a Development Permit. Interim drainage control measures may be required in accordance with the interim drainage plan prior to construction;*
  - b. *A permanent drainage plan must be submitted prior to the Town issuing a Building Permit. This plan must provide for replacement of the interim drainage control facilities with permanent drainage control facilities consisting of berms, swales and retention ponds, etc. as a means of managing run-off, flood waters and erosion control; and*
  - c. *a landscaping plan approved by the Development Officer.*
- b) *All new development on undeveloped land including residential development of three lots or more that is considered infilling may remove only such trees as directly impede the construction of buildings and services may be removed. Where any trees must be destroyed, the developer shall replace them to the satisfaction of the Town with trees of sufficient maturity to enhance the appearance of the development at the time it is completed;*
- c) *In all zones where landscape buffers are required, the buffer shall be landscaped with grass, ground cover, shrubs, bushes or other living plant material in addition to the tree requirement for that zone; and*
- d) *Final grading of all developed land shall include all grading necessary to divert surface water from the main building and from adjacent properties and insofar as it is possible, to contour the yard to the surrounding terrain, together with the installation of a lawn having a minimum of 8.75 cm of topsoil; and may include the placement of such paths, patios, walkways, trees, ornamental shrubs, vines, flowers and gardens.*
- e) *Landscaping of the lot must be completed within twelve (12) months of the date of occupancy of such dwelling constructed or within twelve (12) months after the date of completion for commercial and institutional properties.*

Is hereby updated to read:

#### 4.18.2 Landscaping

- a) All new development on undeveloped land including residential development of more than three lots that is considered infilling may remove only such trees as directly impede the construction of buildings and services may be removed. Where any trees must be destroyed, the developer shall replace them to the satisfaction of the Town with trees of sufficient maturity to enhance the appearance of the development at the time it is completed;
- b) In all zones where landscape buffers are required, the buffer shall be landscaped with grass, ground cover, shrubs, bushes or other living plant material in addition to the tree requirement for that zone; and

- c) Final grading of all developed land shall include submission of a landscaping plan, as determined by the Development Officer, and include all grading necessary to divert surface water from the main building and from adjacent properties and insofar as it is possible, to contour the yard to the surrounding terrain, together with the installation of a lawn having a minimum of 8.75 cm of topsoil; and may include the placement of such paths, patios, walkways, trees, ornamental shrubs, vines, flowers and gardens.
- d) Landscaping of the lot must be completed within twelve (12) months of the date of occupancy of such dwelling constructed or within twelve (12) months after the date of completion for commercial and institutional properties.

This section is subsequently renumbered.

**31.** An amendment to section Section 4.18.3, Lighting which reads:

- a) *No exterior lighting shall be used in a manner which produces a direct glare on the neighbouring property, or which produces a visual disturbance that obstructs scenic views. All exterior lighting shall be shielded so that the source of light (light bulb) cannot be directly seen from off the property;*
- b) *Interior or exterior lighting, including signs, shall not be of such intensity, or located or directed in such a way, as to produce glare onto public streets or neighbouring property; and*
- c) *In the Town Centre and Mixed Use Zone:*
  - a. *Exterior lighting shall be of a style and character which is harmonious with the small town heritage character of the town*
  - b. *Exterior lighting shall be properly scaled for pedestrians;*
  - c. *Lighting structures in parking areas shall not exceed 6 m in height;*
  - d. *Sources of light shall have shielded light sources to prevent glare.*
  - e. *Pedestrian walkways may be illuminated by low level lighting standards with shielded light sources.*

Is hereby deleted and replaced by the following:

#### 4.18.3 Outdoor Lighting and Light Pollution

- a) Any outdoor lighting fixture installed shall be required to use Full Cut-off (FCO) fixtures;
- b) All interior and exterior artificial lighting shall be located, shielded, and directed downwards to conceal the light source from off-property views and must not be of such intensity or arrangement as to cause glare or light trespass onto neighbouring properties or public streets.
- c) The use of laser source light, searchlights, or any similar high-intensity light for outdoor advertising or entertainment purposes is prohibited; and

- d) In the Town Centre and Mixed Use Zone:
- a) Exterior lighting shall be of a style and character which is harmonious with the small town heritage character of the town;
  - b) Exterior lighting shall be properly scaled for pedestrians;
  - c) Lighting structures in parking areas shall not exceed 6 m in height;
  - d) Sources of light shall have shielded light sources to prevent glare; and
  - e) Pedestrian walkways may be illuminated by low level lighting standards with shielded light sources.

Figure 1: Examples of Acceptable and Unacceptable Lighting Fixtures (IMAGE)

**32.** An amendment to Section 4.27 (a), Secondary Suites which reads:

*(a) A secondary suite shall not exceed 72 square metres.*

Is hereby updated to read:

*(a) A secondary suite shall not exceed 40% of the total floor area of the main use, excluding garages or common areas, or 80 square metres, whichever is less.*

**33.** An amendment to Section 4.37.1 (a), Small Scale Wind Turbines which reads:

*a) A small wind turbine (SWT) shall only be permitted in all Residential and Commercial zones and the Rural and Institutional zones.*

Is hereby updated to read:

*a) A small wind turbine (SWT) shall be permitted in all zones with the exception of the Conservation "C" zone.*

**34.** An amendment to Section 5.1 (a)(a), Floodplain Overlay Provisions, which reads:

*a) In the case of new main building:*

*a. A minimum floor elevation greater than the known minimum flood extent may be required at the discretion of the Planning Advisory Committee.*

Is hereby updated to read:

~~*a) In the case of new main building:*~~

- a. The Planning Advisory Committee, under their authority provided by the Community Planning Act, may prescribe a minimum floor elevation that is greater than the established minimum flood extent for the area.

**35.** An amendment to Section 6.2.2 (h), Secondary Uses, which reads:

*h) Gard2.18 cmen Suite, subject to section 4.12*

Is hereby updated to read:

h) Garden Suite, subject to section 4.12

**36.** An amendment to Section 7.1.4 Town Centre Zone Standards to add, after subsection (m), the following:

n) Rooflines in the Town Centre for new buildings proposed to be 3 storeys or less shall include a peaked roof such as but not limited to a gable, hip, gambrel or mansard roof line.

The section is subsequently renumbered.

**37.** An amendment to Section 7.3.3 (g), Conditional Uses, which reads:

*g) Recycling Facility; subject to section 7.3.7*

Is hereby updated to read:

g) Recycling Facility; subject to section 7.3.6

**38.** An amendment to Section 7.3.4 Zone Standards in the General Commercial zone, to add:

f) Maximum Front Yard for William Bell Drive      25 metres

The section is subsequently renumbered.

**39.** An amendment to Section 8.1.1, Permitted Uses in the Rural zone, to remove (p) Kennel and subsequently renumber the section.

**40.** An amendment to Section 8.1.3, Conditional Uses of the Rural zone to add Kennel after section (c) and subsequently renumber the following uses.

**41.** An amendment to Section 9.1.1, Permitted Uses, which reads:

*(j) Recycling Facility; subject to section 7.3.6*

Is hereby updated to read:

(j) Recycling Facility; subject to section 7.3.7

**First Reading:** February 10, 2026

**Second Reading:** February 10, 2026

**Third Reading and Enactment:** TBD

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Robert Doucet  
Mayor

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Lisa Richard  
Clerk

DRAFT